



MOLE HILL GREEN, TAKELEY

GUIDE PRICE: £800,000

- 10 YEAR BUILDZONE WARRANTY
- 4 BEDROOM DETACHED FAMILY HOME
- LARGE LIVING ROOM
- DINING ROOM
- KITCHEN BREAKFAST ROOM
- BEDROOM 4/HOME OFFICE
- GROUND FLOOR SHOWER ROOM
- BEDROOM 1 WITH EN-SUITE
- BEDROOM 2 WITH DRESSING ROOM
- FOUR-PIECE FAMILY BATHROOM
- APPROX. 1/4 ACRE SOUTH-FACING REAR GARDEN
- OFF-STREET PARKING WITH FURTHER PARKING TO SIDE IF REQUIRED

We are pleased to offer this brand new four bedroom detached family home comprising a large living room with opening to dining room with bi-folding doors to rear garden, a kitchen breakfast room with integrated appliances, utility room, home office/bedroom 4, and downstairs shower room. The first floor consists of large dual aspect principal bedroom with en-suite, bedroom 2 with dressing room and a third double bedroom (bedrooms 2 and 3 both include eaves storage), and a four piece family bathroom. The front of the property has shared shingle driveway with off-street parking for at least 2 vehicles, further parking to the side if required. The rear garden is approximately 1/4 of an acre and is all retained by close boarded fencing.





With composite and glazed front door and sidelight leading into;

Entrance Hall

With stairs rising to first floor landing with oak and glazed balustrade, inset ceiling downlighting, luxury vinyl flooring with underfloor heating, under stairs storage cupboard housing fuseboard, doors to rooms.

Living Room 16'9" x 13'2" (5.11m x 4.01m)

With large bay window to front, inset ceiling and pendant ceiling lighting, array of TV, telephone and power points, luxury vinyl flooring with underfloor heating, ceiling air purification and conditioning unit, with opening to;

Dining Area 17'7" x 10'4" (5.36m x 3.15m)

With bi-folding doors leading out to rear patio and garden beyond, ceiling lighting, array of TV, telephone and power points, luxury vinyl flooring with underfloor heating, ceiling air purification and conditioning unit, large opening through to;

Kitchen Breakfast Room

Comprising an array of eye and base level cupboards and drawers with complimentary marble work surfaces, 1 1/2 bowl stainless steel under sunk sink unit with worksurface integrated drainer and mixer tap over, 4-ring induction hob with oven under and tiled splashback and extractor fan above, integrated microwave, integrated fridge-freezer, integrated dishwasher, inset ceiling downlighting, air purification and conditioning unit, windows and French doors to rear garden, luxury vinyl flooring with underfloor heating, array of power points.

Utility Room

With solid oak block worksurface with composite single bowl single drainer sink unit with mixer tap over, recess power and plumbing beneath for washing machine and tumble dryer, cupboard housing pressurised hot water cylinder, luxury vinyl flooring with underfloor heating, glazed door to side.

Home Office/Bedroom 4 - 10'3" x 9'11" (3.12m x 3.02m)

With window to front, ceiling lighting, air purification and conditioning unit, telephone and power point, fitted carpet with underfloor heating.

Ground Floor Shower Room

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, half-tiled surround, wall mounted heated towel rail, electric vanity mirror, inset ceiling downlighting, extractor fan, obscure window to side, tiled flooring with underfloor heating.

First Floor Landing

With large Velux window to rear, inset ceiling and pendant ceiling lighting, smoke alarm, wall mounted radiator, wall mounted hive thermostat, fitted carpet, power points, doors to rooms.

Bedroom 1 – 13'11" x 11'8" (4.24m x 3.56m)

Dual aspect room with window to rear and window to side, vaulted ceiling with pendant lighting, air purification and air conditioning unit, wall mounted radiator, telephone and power points, fitted carpet and door to;

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, vanity mounted wash hand basin with mixer tap with storage beneath and vanity mirror above, low level WC with integrated flush, wall mounted heated towel rail, half-tiled surround, tiled flooring, inset ceiling downlighting, air purification and air conditioning unit.

Bedroom 2 – 13'3" x 15'11" (4.04m x 4.85m)

With vaulted ceiling, large Velux window to rear and window to front, ceiling lighting, air purification and air conditioning unit, eaves storage, TV, telephone and power points, wall mounted radiator, fitted carpet, door to;

Walk-in Wardrobe

With lighting and fitted carpet.

Agents Note; There is plumbing if an en-suite would be required at a later stage.

Bedroom 3 – 13'11" x 12'1" (4.24m x 3.68m)

With window to front, vaulted ceiling with pendant lighting, air purification and air conditioning unit, eaves storage, wall mounted radiator, telephone, TV and power points, fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and integrated twin head shower with tiled surround and glazed shower screen, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, storage beneath and electric vanity mirror above, wall mounted heated towel rail, obscure window to side, inset ceiling downlighting, extractor fan, half-tiled surround and tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a shared shingle driveway that supplies off-street parking for at least 2 vehicles, with further parking to side if required. Lawn and pathway leading to front storm porch.

Rear Garden

South-facing Garden with entertaining patio and large lawn, approximately a 1/4 of an acre plot all retained by close boarded fencing.



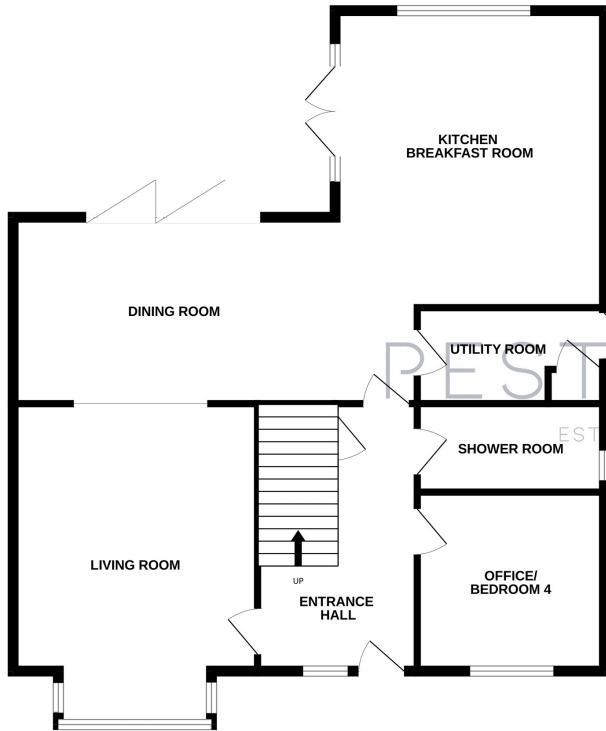
DETAILS

EPC

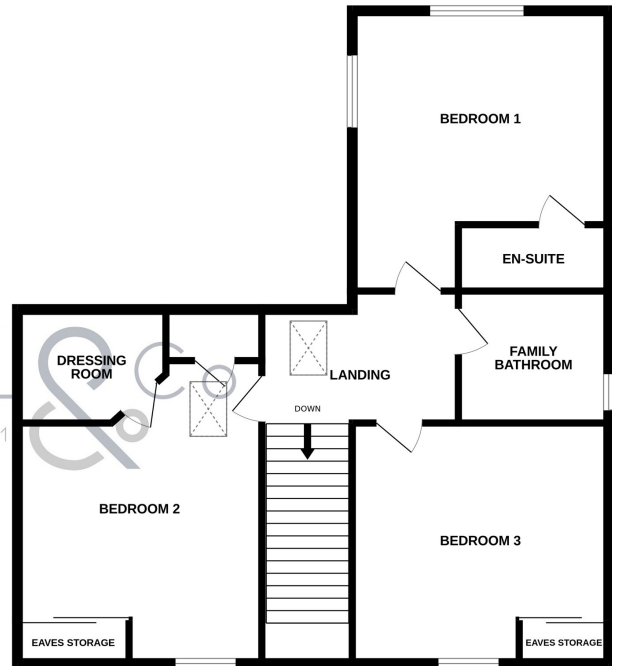
Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA: 1900sq.ft. (176.5 sq.m.) approx.

GENERAL REMARKS & STIPULATIONS

Mole Hill Green is located adjacent to Takeley which offers Roseacre Primary School. Further schooling and facilities are available in the nearby towns as well as public houses and restaurants. The nearby A120 bypass supplies quick and easy access to M11/M25 at the Bishop's Stortford junction which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

Foxgloves, Chapel End, Mole Hill Green, Essex,
CM6 2BW

COUNCIL TAX BAND

TBC

SERVICES

Mains electric, airtsource fired central heating,
mains water and private drainage.

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, CB11 4ER

AGENTS NOTE: We believe that the information supplied in this brochure is accurate as of the date 30/09/2024. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Are you a developer looking for an agent to market or value your site?